

Conditional Use Permit Application Narrative
Taylor Tudor Plaza Redevelopment
Cain Park Village
28 July 2022

Historic preservation project of the three Taylor Tudor Plaza buildings to include complete building rehab/renovation as per the Secretary of Interior's Standards for Historic Preservation (project is seeking state and federal historic preservation tax credits, submitting in Round 29). Scope of work to included new windows throughout, new storefront systems, new building mechanicals, new skylights, addition of elevator within existing footprint of building, live-work spaces in limited number of existing retail spaces, new roof for each building, new stair at South building, enclosure of stair at North building (stair at property line). With respect to the conditional use permit, we seek approval in order to create a limited number of live-work spaces in the existing ground floor commercial space of the northernmost building (1908 South Taylor Road). As shown in the drawings submitted, the live-work spaces will include a modest area for commercial activity which is isolated at the front of the space. The occupant's 'living space' is located immediately to the rear of 'commercial' space and extends to the back of the unit.

NOT FOR
CONSTRUCTION

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TAYLOR
TUDORS

1908, 1912, 1932
SOUTH TAYLOR ROAD,
CLEVELAND HEIGHTS,
OHIO

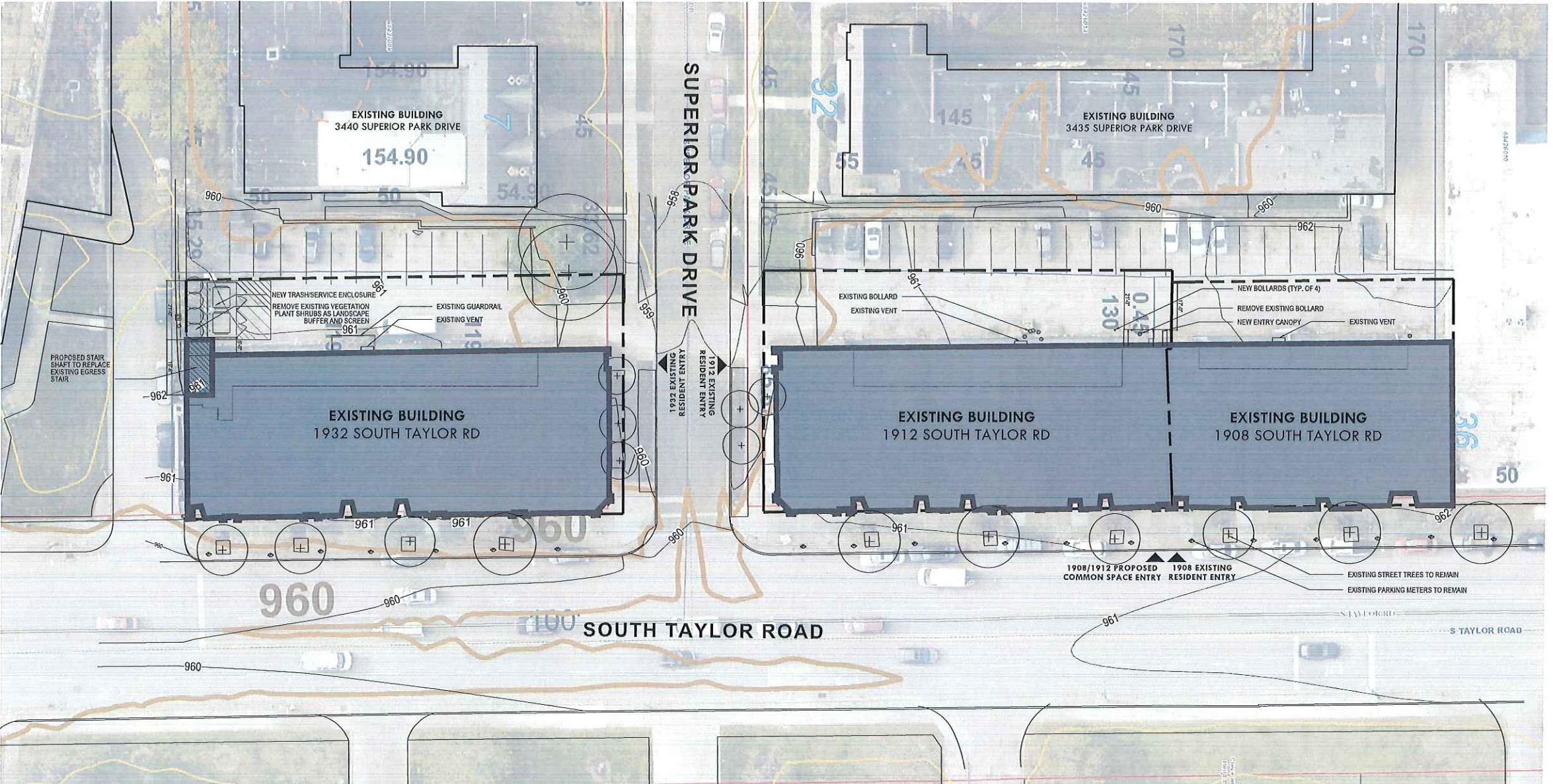
ISSUE
APRIL 2023

8, 1912, 1932 SOUTH TAYLOR RD

10' 20' 40'
= 20'-0"

JECT # 22011
AWN BY _____
ECKED BY _____
E NAME _____
T DATE 5/26/2022
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AS1.00



1932 AREA AND UNIT SUMMARY

BUILDING FOOTPRINT AREA	8,711 SF
SITE AREA	13,165 SF

N		SQUARE FOOTAGE	UNIT TYPE	COUNT	S
BASEMENT	8,130 GSF	STUDIO	0	0	
1ST FLOOR	8,130 GSF	LIVEWORK	0	0	
2ND FLOOR	6,558 GSF	1-BR	14	650	
3RD FLOOR	6,558 GSF	2-BR	2	875	
TOTALS	29,376 GSF	TOTALS	16 UNITS		

1912 AREA AND UNIT SUMMARY

BUILDING FOOTPRINT AREA	
	8,060 SF
SITE AREA	
	12,278 SF

SQUARE FOOTAGE		UNIT TYPE		COUNT	
BASEMENT	7,600 GSF	STUDIO	2	4	4
1ST FLOOR	7,600 GSF	LIVEWORK	2	90	90
2ND FLOOR	6,320 GSF	1-BR	14	65	65
3RD FLOOR	6,320 GSF	2-BR	0		
TOTALS	27,840 GSF	TOTALS	18	UNITS	

1908 AREA AND UNIT SUMMARY

1900 AREA AND SITE SUMMARY	
BUILDING FOOTPRINT AREA	5,720 SF
SITE AREA	8,048 SF

	SQUARE FOOTAGE	UNIT TYPE	COUNT	SF.
BASEMENT	5,565 GSF	STUDIO	0	0
1ST FLOOR	5,565 GSF	LIVEWORK	6	900 SF
2ND FLOOR	4,591 GSF	1-BR	12	650 SF
3RD FLOOR	4,591 GSF	2-BR	0	0
TOTALS	20,312 GSF	TOTALS	18 UNITS	

1 1908, 1912, 1932 SOUTH TAYLOR RD. SITE PLAN
AS1.00 SCALE: 1" = 20'-0"

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SOUTH TAYLOR ROAD,
CLEVELAND HEIGHTS,
OHIO

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GENERAL NOTES

- G1 DRAWINGS ARE PRELIMINARY AND BASED ON AVAILABLE 3D SCANS
- G2 REFER TO ACCOMPANYING BASIS OF DESIGN (B.O.D.) DOCUMENT FOR ADDITIONAL DESCRIPTIONS OF SCOPE AND REQUIREMENTS.
- G3 INTENT IS TO PERFORM COMPREHENSIVE PROJECTS AS REQUIRED FOR A COMPLETE PROJECT
- G3 REPAIR OR REPLACE BROKEN SLATE AS NEED ON ROOF
- G4 REPAIR OR REPLACE BROKEN CLAY TILES AS NEED ON ROOF
- G5 REPLACE EXTERIOR COPPER FLASHINGS THROUGHOUT IN COORDINATION WITH ROOFING AND EXTERIOR REHABILITATION WORK
- G6 REMOVE AND REPLACE WITH REPLICA GUTTERS, DOWNSPOUTS, AND ACCESSORIES
- G7 EXISTING EXTERIOR MASONRY AND STONE TRIM SHALL BE RESTORED AND CLEANED THROUGHOUT IN ACCORDANCE WITH THE US SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. REFER TO BASIS OF DESIGN DOCUMENT FOR SCOPE INCLUDING REPAIR/REPLACEMENT OF DAMAGED MASONRY, LINTEL REPAIR AND REPLACEMENT, REBUILDING OF DETERIORATED PARAPETS AND CHIMNEYS, TUCKPOINTING, AND CLEANING
- G8 EXISTING TUDOR TIMBERS AND STUCCO ELEMENTS SHALL BE RESTORED AND CLEANED THROUGHOUT
- G9 WINDOWS ARE NOT ORIGINAL UNLESS NOTED OTHERWISE, AND SHALL BE REMOVED AND REPLACED THROUGHOUT WITH NEW ALUMINUM DOUBLE-HUNG UNITS TO REPLICATE ORIGINAL HISTORIC PROPORTIONS AND PROFILES AS SHOWN. REFER TO BASIS OF DESIGN DOCUMENT FOR ADDITIONAL SCOPE

KEY NOTES

- 03-1 NEW CONCRETE BOLLARDS
- 04-1 REMOVE EXISTING EXTERIOR STAIRS, CONSTRUCT NEW ORIGINAL REBUILD TO MATCH ORIGINAL CONFIGURATION, NEW STAIR TO BE METAL WITH POURED CONCRETE TREADS
- 04-2 REPLACE TERRA COTTA CHIMNEY POT
- 04-3 REBUILD / TUCKPOINT EXISTING CHIMNEY AS REQUIRED TO RETURN TO ORIGINAL, WEATHERTIGHT, AND STABLE CONDITION, INSTALL WEATHERPROOF CAP.
- 04-4 REUSE TERRA COTTA COPING AT PERIMETER PARAPET WALL
- 04-5 REPAIR EXISTING MASONRY VENTS, REPLACE WITH NEW INSECT SCREEN
- 04-6 EXISTING MASONRY TO BE REMOVED AND REBUILT
- 04-7 NEW BRICK MASONRY OVER CMU AT EGRESS STAIR SHAFT
- 04-8 REMOVE MASONRY TO LOWER EXISTING WINDOW SILL FOR NEW WINDOW OR DOOR OPENING

- 05-1 EXISTING COPPER METAL ROOF TO REMAIN
- 05-2 NEW PREFINISHED ALUMINUM COPING AT EXISTING NON-PERIMETER, LOW ROOF WALLS
- 05-3 EXISTING METAL SECURITY BARS TO BE REMOVED
- 05-4 REPAIR AND ENCLOSE EXISTING METAL EGRESS STAIR WITH METAL PANELING

- 07-1 EXISTING SLATE ROOF TO REMAIN
- 07-2 EXISTING CLAY TILE ROOF TO REMAIN

- 08-1 NEW THERMALLY-BROKEN ALUMINUM STOREFRONT
- 08-2 NEW THERMALLY-BROKEN ALUMINUM ENTRANCE DOORS
- 08-3 NEW PAINTED HOLLOW METAL DOOR AND FRAME
- 08-4 NEW THERMALLY-BROKEN ALUMINUM REPLACEMENT WINDOWS
- 08-5 EXISTING OPERABLE SCREEN WINDOW SASH

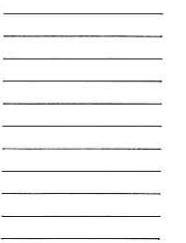
- 10-1 EXISTING FABRIC AWNING TO BE REMOVED
- 10-2 NEW REAR ENTRANCE CANOPY WITH STEEL SUPPORTS
- 10-3 NEW BUILDING IDENTIFICATION SIGNAGE. SEE DETAIL 4/A3.23

- 15-1 EXISTING ROOF TOP AIR HANDLERS TO BE REMOVED
- 15-2 NEW ROOF TOP AIR HANDLERS

- 16-7 EXISTING UTILITY FIXTURES ON REAR ELEVATION TO BE REMOVED

ISSUE

△ ARB REVIEW 7-27-22



1908 SOUTH TAYLOR ROAD
NORTH
ELEVATION

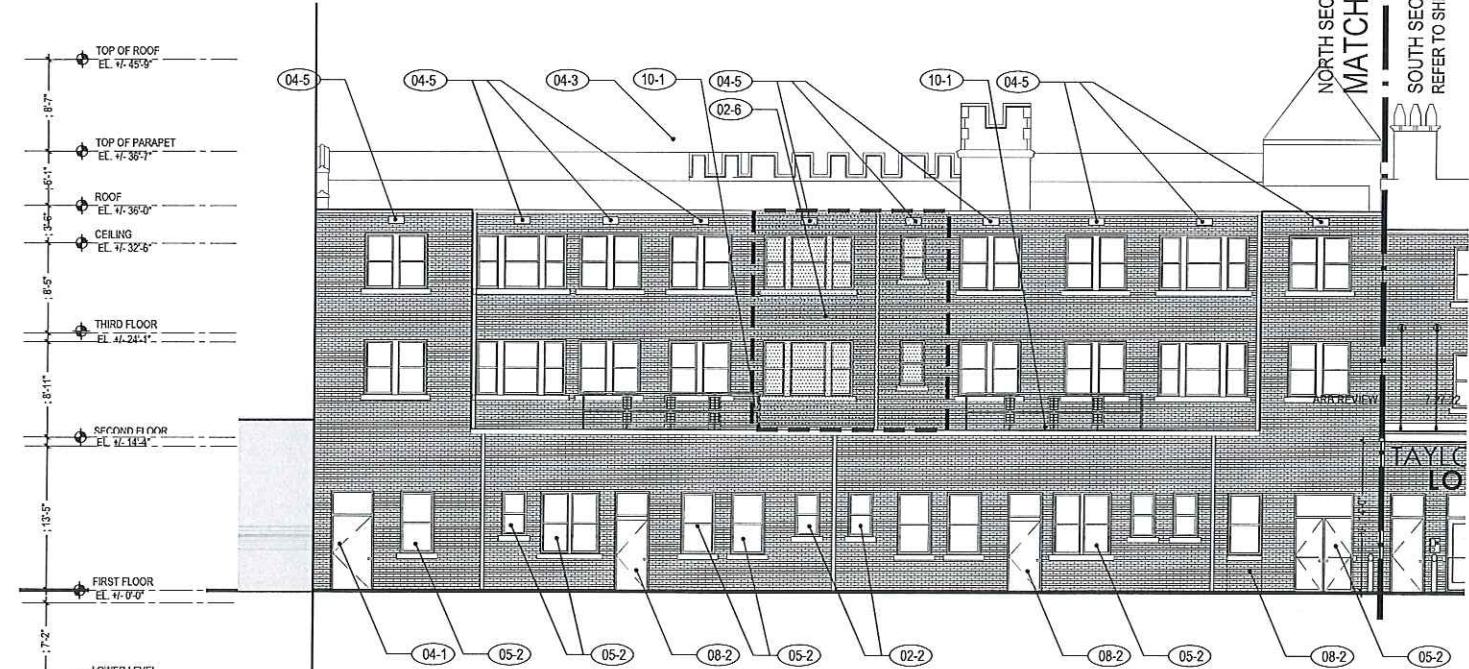
1/8" = 1'-0"

PROJECT # 22011
DRAWN BY _____
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FILE NAME _____
PLOT DATE 5/26/2022
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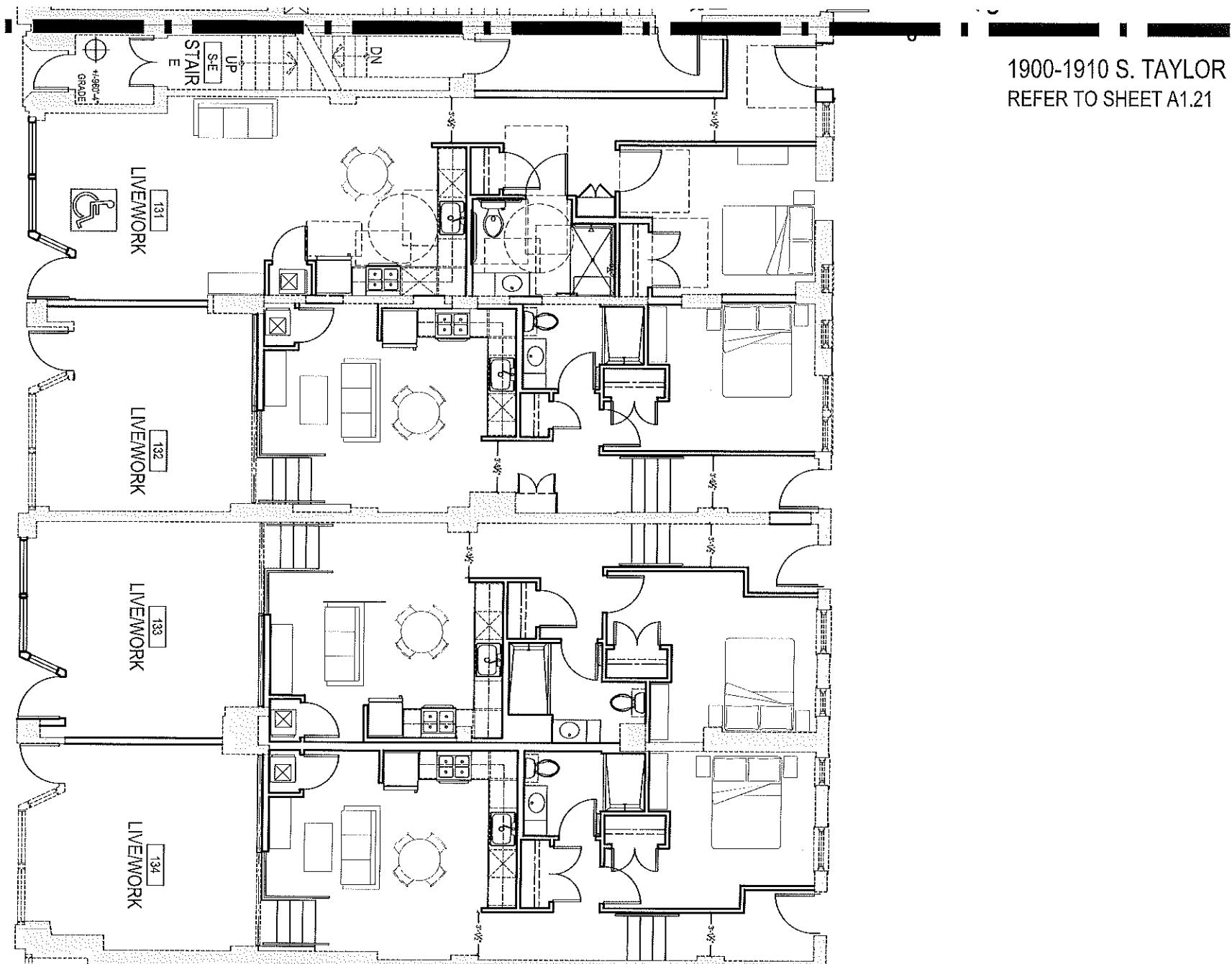
A3.31



1 1908 SOUTH TAYLOR ROAD EAST ELEVATION
A3.31 SCALE: 1/8" = 1'-0"



2 1908 SOUTH TAYLOR ROAD WEST ELEVATION
A3.31 SCALE: 1/8" = 1'-0"



D
1908 EXISTING
Y
RESIDENT ENTRY

1
1900-1910 S. TAYLOR - FIRST FLOOR
A1.31
SCALE: 1/8" = 1'-0"